



16 Sycamore Avenue, Sedbergh, Cumbria, LA10 5EZ

**Cobble Country**

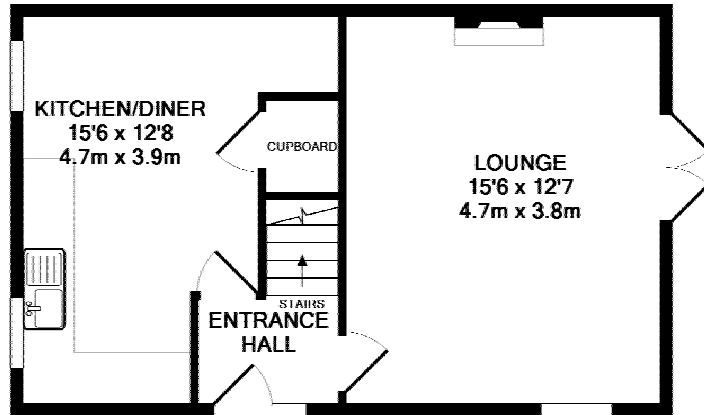
## 16 Sycamore Avenue, Sedbergh, Cumbria, LA10 5EZ Yorkshire Dales National Park

**An excellent property within the popular Merewood development completed 8 years ago. This is a natural stone faced semi detached with a large garden, raised patio area, shed and has the potential for a conservatory/garage subject to planning.**

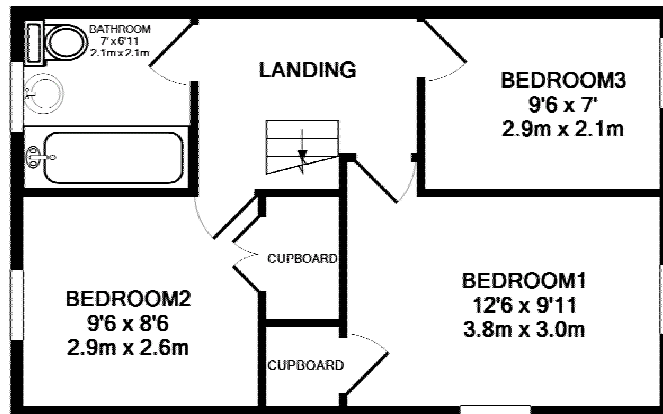
**Offers Around £245,000**

Internally the property offers a dining/kitchen room and a spacious lounge with laminate flooring and doors out onto the patio. To the first floor there are three bedrooms – 2 of which have built in storage and a bathroom. This property has good views of the Howgills Fells. 16 Sycamore Avenue benefits from mains electric, gas, water and drainage. Currently the property is listed as Band D @ £1419.47 per annum.





GROUND FLOOR  
APPROX. FLOOR  
AREA 36.3 SQ.M.  
(391 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 36.3 SQ.M.  
(391 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.7 SQ.M. (782 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2007

## FREE VALUATION

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use. As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

## DISCLAIMER

**The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.**

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

## DIRECTIONS

Take the road out of Sedbergh toward Kendal, past Highfield Road and the entrance to Woodside Avenue is about 200 metres on right. Take a left turn about a 100 metres into Sycamore Avenue. Number 16 is then to the right.

## VIEWINGS

Viewings are strictly by arrangement with the agent.

**59 Main Street, Sedbergh, Cumbria. LA10 5AB**

Tel: 015396 21000

[cobblesedbergh@yahoo.co.uk](mailto:cobblesedbergh@yahoo.co.uk)

[www.cobblecountry.co.uk](http://www.cobblecountry.co.uk)

